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**PROPERTY DESCRIPTION
PARCEL 26**

BEING A 0.115 OF ONE ACRE (5024 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY NO. 57, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 8, LAMAR PLAZA SECTION ONE, RECORDED IN VOL. 66, PG. 18 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 8 BEING DESCRIBED IN A CORRECTION WARRANTY DEED TO STORAGE EQUITIES/PS PARTNERS III – AUSTIN, RECORDED IN VOL. 9054, PG. 663 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.115 OF ONE ACRE (5024 SQUARE FEET) PARCEL BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rebar found (Grid Coordinates: N=10102007.934, E=3125364.837) for the most Westerly corner of said Lot 8 and the most Northerly corner of Lot 1, C.B.P. COMMERCIAL SUBDIVISION, recorded in Vol. 84, Pg. 109C of said Plat Records, also being in the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies), from which a 1/2-inch iron rebar found for the most Westerly corner of said Lot 1 and the most Northerly corner of Lot 2, of said C.B.P. COMMERCIAL SUBDIVISION, also being in in said existing Easterly right-of-way line of North Lamar Boulevard, bears South 48°24'54" West a distance of 128.45 feet;

THENCE North 48°24'54" East coincident with the common dividing line of said Lot 8 and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **334.99** feet to a Calculated Point not set for the most Northerly corner of said Lot 8 and the most Westerly corner of Lot A, RESUBDIVISION OF LOTS 6 & 7, BLOCK 4, FISKVILLE SCHOOL ADDITION, recorded in Vol. 33, Pg. 31 of said Plat Records, from which a 60D Nail found for the most Northerly corner of said Lot A and being at the intersection of said existing Easterly right-of-way line of North Lamar Boulevard with the existing Southerly right-of-way line of Beaver Street (50' R.O.W. - called Ferncroft Street in Vol. 4, Pg. 169 of said Plat Records), bears North 48°24'54" East a distance of 262.37 feet;

THENCE South 61°20'52" East departing said existing Easterly right-of-way line of North Lamar Boulevard, coincident with the common dividing line of said Lot 8 and said Lot A, a distance of **15.94** feet to a Calculated Point not set for the Northeast corner of the herein described tract;

EXHIBIT "A"

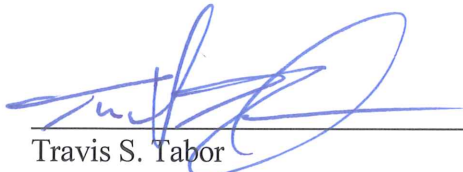
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THENCE **South 48°24'54" West** over and across said Lot 8, a distance of **334.74** feet to a Calculated Point not set in the Southwest line of said Lot 8 and the Northeast line of said Lot 1;

THENCE **North 62°12'41" West** coincident with the common dividing line of said Lot 8 and said Lot 1, a distance of **16.03** feet to the **POINT OF BEGINNING** and containing 0.115 of one acre of land (5024 Square Feet) more or less.

All bearings shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83 (2011 Adjustment). All distances and coordinates shown hereon are grid values represented in U.S. Survey Feet.

This property description is accompanied by a separate plat of even date and was prepared by an on the ground survey made under my supervision during the month of October, 2016.



Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428

01/27/2017
Date



Job Number: 16-006_811 Upgrade

Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWGS\Parcels\16006_Parcel 26